

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1406/135 CITY ROAD SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

172/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$395,000	17-Apr-24
2904/50 HAIG STREET SOUTHBANK VIC 3006	\$390,000	21-Feb-24
504/65 COVENTRY STREET SOUTHBANK VIC 3006	\$385,000	27-Nov-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 May 2024


**172/38 KAVANAGH STREET
SOUTHBANK VIC 3006**
 1  1  1

Sold Price

^{RS}
\$395,000

Sold Date

17-Apr-24

Distance

0.07km

**2904/50 HAIG STREET
SOUTHBANK VIC 3006**
 1  1  1

Sold Price

\$390,000

Sold Date

21-Feb-24

Distance

0.62km

**504/65 COVENTRY STREET
SOUTHBANK VIC 3006**
 1  1  1

Sold Price

\$385,000

Sold Date

27-Nov-23

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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